



**Meadow Lodge, Swarraton, Alresford**

*At home in Hampshire*

  
**Hellards**

## Meadow Lodge

SWARRATON, ALRESFORD SO24 9TQ

### Guide Price £875,000

- Redevelopment Opportunity (Subject to Planning)
- 1.5 acre Plot including Paddock & Stables
- Peaceful Rural Location
- Short Drive from Alresford Shops & Amenities
- Double garage and mature, screened gardens
- Paddock has its own separate right of way
- Non-Standard Construction - Cash Buyers Only

Situated close to The Grange estate and surrounded predominantly by open paddocks, this non-standard construction property sits within a generous garden, accompanied by its own paddock and stables – in all extending to approximately 1.5 acres.

The house itself occupies a substantial footprint and currently offers around 1,660 sq ft of accommodation, presenting excellent scope for redevelopment or extension (subject to the necessary planning consents). The property also features a double garage and mature gardens, well screened by established beech hedging. Due to the nature of the construction, lending options may be limited; as such, the property is most suitable for cash buyers.

The paddock benefits from its own separate right of way from the road, enhancing accessibility and versatility for equestrian or small-holding use.

Swarraton is located just a short drive north of the market town of Alresford and is within an easy walk of The Grange, famous for its annual operatic performances. For lovers of the countryside, this is an idyllic part of Hampshire with beautiful scenery all around. There are excellent walks from the door, and nearby is The Woolpack Inn, which is much favoured by both locals and visitors alike. There are riding stables nearby. Swarraton is located about 8 miles from Winchester and 12 miles from Basingstoke.





### **SERVICES**

Oil fired central heating, mains water and electricity.  
Private drainage.

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

### **NON-STANDARD CONSTRUCTION**

This property is of non-standard construction, thereby making it suitable for cash buyers only, as lenders are unlikely to be prepared to lend on it.

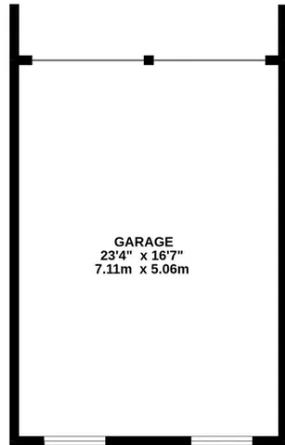
### **DIRECTIONS**

From our offices in Broad Street, take the B3046 towards Old Alresford, follow the road through Old Alresford and continue until you see signs for The Grange on your left. Turn left here and follow the road up the hill for 100m and the driveway will be found on your left hand side. Meadow Lodge is at the top end of the drive on your right.

What3words: ///spectacle.registry.cornfield

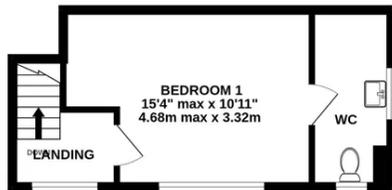


DOUBLE GARAGE  
388 sq.ft. (36.0 sq.m.) approx.



GARAGE  
23'4" x 16'7"  
7.11m x 5.06m

1ST FLOOR  
243 sq.ft. (22.5 sq.m.) approx.



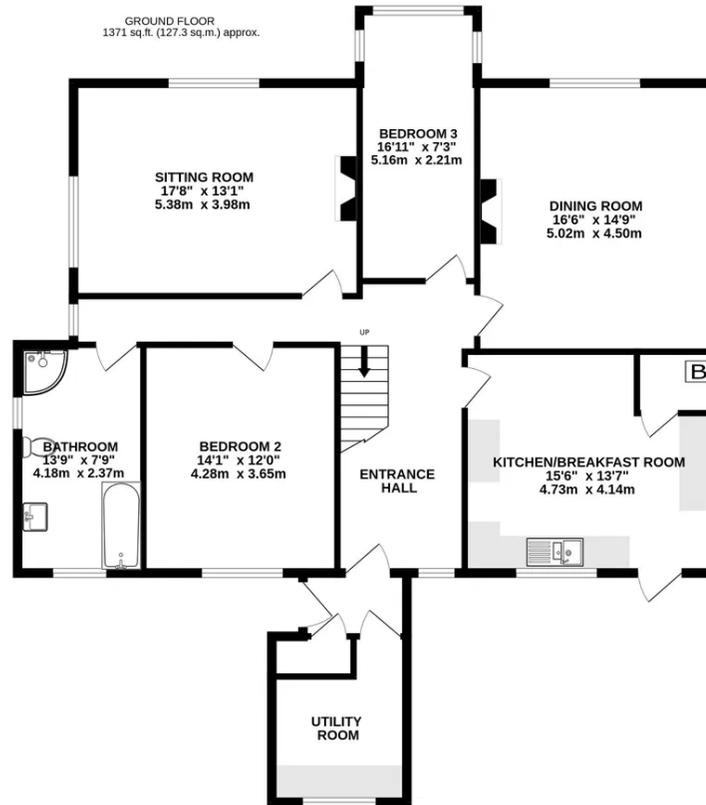
BEDROOM 1  
15'4" max x 10'11"  
4.68m max x 3.32m

TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
1371 sq.ft. (127.3 sq.m.) approx.



SITTING ROOM  
17'8" x 13'1"  
5.38m x 3.98m

BEDROOM 3  
16'11" x 7'3"  
5.16m x 2.21m

DINING ROOM  
16'6" x 14'9"  
5.02m x 4.50m

BATHROOM  
13'9" x 7'9"  
4.18m x 2.37m

BEDROOM 2  
14'1" x 12'0"  
4.28m x 3.65m

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM  
15'6" x 13'7"  
4.73m x 4.14m

UTILITY ROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.